



Petition Number: 1908-PUD-21

Project Name: Orchard View Planned Unit Development

Subject Site Address: Approximately 17922 Spring Mill Road (the “Property”)

Petitioner: Arbor Homes (the “Petitioner”)

Representative: Paul Munoz, Arbor Homes
Eric Douthit, Church Church Hittle & Atrium

Request: Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Rural District
Springmill Trails PUD (Ord. 11-19)

Current Land Use: Agricultural / Vacant

Approximate Acreage: 103 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-27
4. Concept Plan
5. Landscape Plan
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments
9. Ordinance Redline

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the July 8, 2019, City Council meeting. The Petitioner held a neighborhood meeting on July 23, 2019. The petition held a public hearing at the August 5, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately 17922 Spring Mill Road, east of Casey Road, and north of State Road 32 (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD. Adjacent properties to the south and west are zoned Springmill Trails PUD. Properties to the north and east are zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD.

Project Description: The Petitioner is requesting a change of zoning to the Orchard View PUD District (Ordinance 19-27) that would allow for residential development. The proposed PUD Ordinance establishes the SF4: Single-Family High Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density in addition to prohibiting detached outbuildings other than the primary structure and above-ground pools.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Area A	Proposed Area B	SF4 District
Minimum Lot Frontage	30'	30'	40'
Minimum Lot Width	60'	25'	50'
Minimum Lot Area	7,200 sq ft	7,800 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard			
Two Car Garage	25'	25'	25'
Three Car Garage	20'	20'	25'
Side Yard / Building Separation	5' / 15'	5' / 10'	8'
Rear Yard	15'	10'	25'
Maximum Building Height	35'	30'	25'
Minimum Living Area			
Single Story	1,300 sq ft	1,400 sq ft	1,000 sq ft
Multit-Story	1,600 sq ft	1,600 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Article 6.2 (C)(1) Perimeter Lots: In addition to the standards outlined within Section 7 of Ordinance 19-27, all Dwellings indicated by the (*) or (o) in **Exhibit 4** shall meet the following Perimeter Lot Standards for the Side and Rear Elevations.
 - a. Article 6.2 (C)(1)(b) Side Elevations: Those Lots indicated with a (o) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
 - b. Article 6.2 (C)(1)(b) Rear Elevations: Those Lots indicated with (*) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.
2. Front Elevation Masonry: All homes shall have masonry on at least fifty percent (50%) of the front elevation. If a home has a front porch, the home shall have a minimum masonry of at least thirty percent (30%).
3. Finished Façade Materials: The primary building material for all façade shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044"). Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
4. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

Landscaping Standards: Shall apply, except as modified below.

1. Article 6.8 (K) Minimum Lot Landscaping: All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard,

with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.

2. **Tree Preservation Easement:** A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. Said easement is designed to provide a natural barrier surrounding the development from existing uses.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property New Suburban land use area and the Regional Commercial land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Regional Commercial area details Regional Commercial (such as big-box type retail and large anchor stores), Office, Attached Residential Dwellings, and similar uses as appropriate. These Region Commercial areas are intended to be kept reserved for exclusively Commercial Development for the benefit of the economic health of the community and uses that do not contribute to that economic health should not be allowed. As areas encouraging this Regional Commercial Development are meant to limited to those areas designated on the Land Use Concept map at the north and south ends of US 31 and on SR 32 near Eagletown. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the August 5, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:



1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the July 8, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Staff recommends forwarding a recommendation to City Council for 1908-PUD-21 (Ord. 19-27).**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.